

**FINAL PLAT OF
CORPUS CHRISTI HOLLY ADDITION**
BEING 1.470-ACRES ESTABLISHING LOT 1, BLOCK 1, PART OF TRACT
7 AND PART OF TRACT 8, SECTION 19 OF THE FLOUR BLUFF &
ENCINIAL FARM & GARDEN TRACTS, RECORDED IN VOLUME A,
PAGES 41, 42 AND 43, M.R.N.C.T., CITY OF CORPUS CHRISTI,
NUECES COUNTY, TEXAS

LEGEND

- 5/8" IR FOUND (SURVEYOR)
- ⊗ TYPE II DISK FOUND
- 1/2" IR SET W/CAP (J.COWAN & ASSOC.)
- ⊕ TEMPORARY BENCHMARK
- ORNT OFFICIAL RECORDS NUECES COUNTY TEXAS
- MRNT MAP RECORDS NUECES COUNTY TEXAS
- UE UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- UDC UNIFIED DEVELOPMENT CODE
- P - LCRA OVERHEAD POWER TRANSMISSION LINE
- PWP TRANSMISSION POWERPOLE

STATE OF TEXAS
COUNTY OF NUECES

I, YASIN INVESTMENT, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT

THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 2025.

BY: YASIN INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2025.

BRIA WHITMIRE, P.E. CFM CPM
DEVELOPMENT SERVICES ENGINEER

LORI A. RASHEED, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORIA, RASHEED, MANAGING MEMBER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND

AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2025.

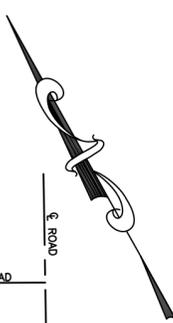
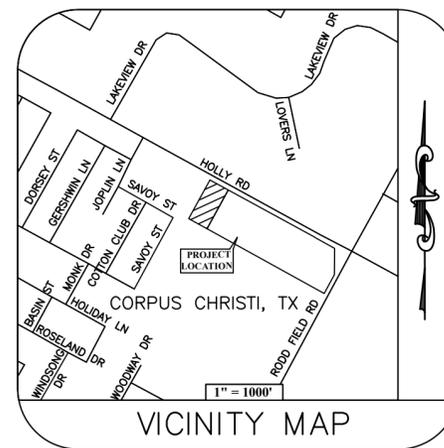
STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, 2025.

MICHAEL YORK, CHAIRMAN MICHAEL DICE, SECRETARY

NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF NUECES

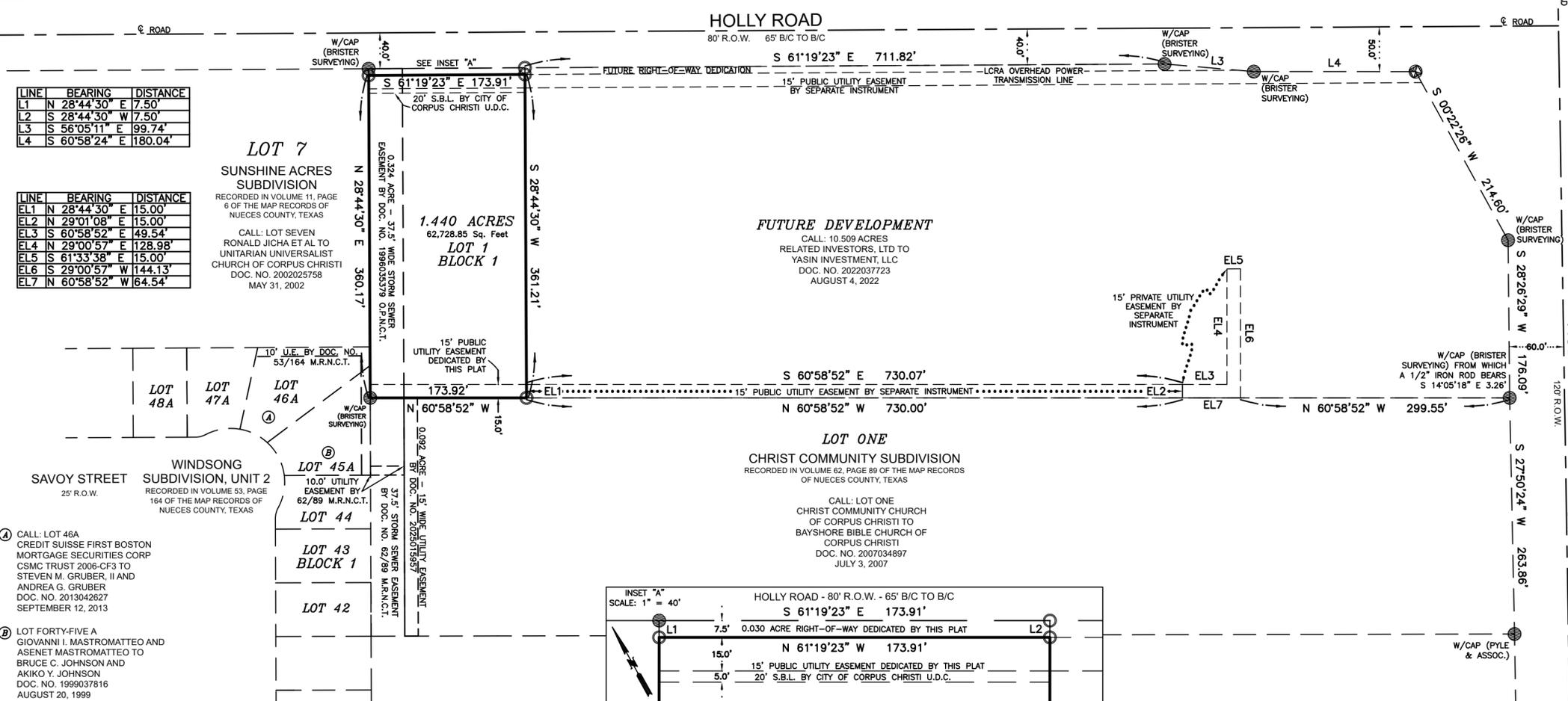
I, PHILIP W. CORNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Release date: June 20, 2025

PHILIP W. CORNETT, REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 5515

PLAT NOTES:

- TOTAL PLATTED AREA INCLUDING LOTS AND RIGHT-OF WAYS DEDICATION CONTAINS 1.470 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE 4205, SURVEY FEET. SITE ELEVATION DATUM IS NAVD 88.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION" USE.
- THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 4835C0540G WITH A MAP EFFECTIVE DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7).
- 15 FOOT PRIVATE AND PUBLIC UTILITY EASEMENTS WILL BE DEDICATED BY SEPRATE INSTRUMENTS.

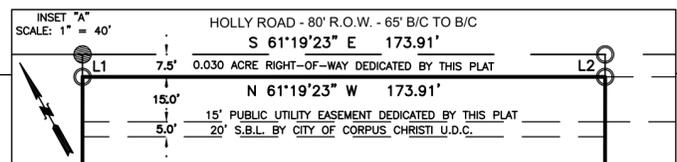


LINE	BEARING	DISTANCE
L1	N 28°44'30" E	7.50'
L2	S 28°44'30" W	7.50'
L3	S 56°05'11" E	99.74'
L4	S 60°58'24" E	180.04'

LINE	BEARING	DISTANCE
EL1	N 28°44'30" E	15.00'
EL2	N 29°01'08" E	15.00'
EL3	S 60°58'52" E	49.54'
EL4	N 29°00'57" E	128.98'
EL5	S 61°33'38" E	15.00'
EL6	S 29°00'57" W	144.13'
EL7	N 60°58'52" W	64.54'

Ⓐ CALL: LOT 46A
GIOVANNI I. MASTROMATTEO AND
ASENET MASTROMATTEO TO
BRUCE C. JOHNSON AND
AKIKO Y. JOHNSON
DOC. NO. 1999037816
AUGUST 20, 1999

Ⓑ LOT FORTY-FIVE A
GIOVANNI I. MASTROMATTEO AND
ASENET MASTROMATTEO TO
BRUCE C. JOHNSON AND
AKIKO Y. JOHNSON
DOC. NO. 1999037816
AUGUST 20, 1999



JOB #: T24-108 RE: T24-107